

Spotsylvania County Zoning Codes

Code	Definition
A-1	The purpose of the agricultural 1 (A-1) district is to protect and maintain the rural character of the county and to protect and enhance the agricultural economy of the county, while providing for low density residential development in a rural setting. Agriculture is not intended to be the dominant use.
A-2	The purpose of the agricultural 2 (A-2) district is to protect and maintain the rural character of the county and to protect and enhance the agricultural economy of the county. Agriculture is not intended to be the dominant use.
A-3	The purpose of the agricultural 3 (A-3) district is to protect and maintain the rural character of the county and to protect and enhance the agricultural economy of the county.
C-1	The purpose of the commercial 1 (C-1) district is to provide for general retail sales and service to neighborhoods within the county.
C-2	The purpose of the commercial 2 (C-2) district is to provide for areas of general commercial activity in the county to meet local and regional commercial needs of the county at medium intensity.
C-3	The purpose of the commercial 3 (C-3) highway district is to provide for areas of general commercial activity in the county to meet the local and regional commercial needs at high intensity.
I-1	The purpose of the industrial 1 (I-1) district is to provide for areas of light industrial activity.
I-2	The purpose of the industrial 2 (I-2) district is to provide locations for medium and heavy industrial uses.
O-1	The purpose of the offices 1 (O-1) district is to provide for low intensity offices complexes which are compatible with moderate density residential uses.
O-2	The purpose of the offices 2 (O-2) district is to provide areas for general offices centers and buildings and mixed offices, business and accessory commercial uses.
PDC	The PDC district is established to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred medium to high intensity land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design, to ensure high standards in the lay-out, design and construction of commercial developments, and otherwise to implement the stated purpose and intent of this chapter.
PDH	The PDH district is established to encourage innovative and creative design in the development of land for residential and other selected secondary uses. The district regulations are designed to ensure ample provision and efficient use of open space, to promote high standards in the layout, design and construction of residential development, to promote balanced developments of mixed housing types, and otherwise to implement the purpose and intent of this chapter.
PRP	The planned rural residential district (PRR) is intended to encourage innovative development designs accommodating agricultural and forestry practices and preserving the rural character of the county. Provisions in this section are designed support flexibility, economy, and ingenuity in the layout and design of subdivisions and land developments including the authority for the board of supervisors to alter site requirements to encourage other practices which are in accordance with modern and evolving principles of site planning and development. The PRR district is intended for the Rural Development, Agricultural/Forestal and Lake Anna Planning Districts as identified in Spotsylvania County Comprehensive Plan.
R-1	The purpose of the residential 1 (R-1) district is to provide for low-density, single-family detached residential uses in a suburban setting.
R-12	The R-12 district is established to provide for multifamily dwelling units at a density not to exceed twelve (12) dwelling units per acre; and otherwise to implement the stated purpose and intent of this chapter.
R-2	The purpose of the residential 2 (R-2) district is to provide for low-medium density, single-family detached residential uses in a suburban setting.
R-3	The purpose of the residential 3 (R-3) district is to provide for low-medium density single-family detached residential uses in a suburban setting.

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R-8	The R-8 district is established to provide for single-family attached residential dwellings at a density not to exceed eight (8) dwelling units per acre, and otherwise to implement the stated purpose and intent of this chapter.
R-A	The purpose of the resort agricultural (R-A) district is to provide for low-density, single-family detached residential and agricultural uses in a rural setting on or near a lake.
R-C	The purpose of the resort commercial (R-C) district is to provide for areas of general commercial activity in the county to meet the local commercial needs of the county at high intensity.
R-MHP	The R-MHP district is established to provide for manufactured home parks, and otherwise to implement the stated purpose and intent of this chapter.
R-R	The purpose of the residential resort (R-R) district is to provide for low-density, single-family detached residential uses in a rural setting on or near a lake.
RU	The purpose of the rural (Ru) district is to protect and maintain the rural character of the county and to protect and enhance the agricultural economy of the county, while providing for low density residential development in a rural setting. Agriculture is not intended to be dominant use, but it is a permitted use. Eligibility for land use taxation shall be the same as in the agricultural 1 (A-1) district.
VC	<p>The purpose of the village commercial (VC) district is to provide for a compatible mixture of commercial, cultural, institutional, governmental, and residential uses in areas described in the comprehensive plan as villages. Specific objectives of such districts include:</p> <ol style="list-style-type: none"> 1. Open spaces in the form of squares, greens, landscaped streets, and parks woven into the pattern of the town center and dedicated to collective social activity, recreation, and visual enjoyment; 2. A mixture of residential and non-residential uses, types and densities; 3. A design that encourages pedestrian movement through a human-scale and pedestrian friendly environment; 4. Traditional building design and location, with consistent building setbacks close to the street; 5. Traditional street infrastructure including curb and gutter, street trees, sidewalks, and street lights; 6. A generally rectilinear pattern of streets and blocks, with an orderly network of streets, sidewalks, paths, and trails; 7. On-street parking and centralized parking facilities to collectively support principle uses in the village center.
VR	<p>This district is established to provide for compact residential development in and around villages as defined in the comprehensive plan. Specific objectives of such districts include:</p> <ol style="list-style-type: none"> 1. Encouraging residential development in areas of the county designated as villages in the comprehensive plan; 2. A variety of residential housing types and densities, with incentives for residential development by allowing for reduced lot sizes, reduced frontage requirements, and increased density; 3. Related, compatible nonresidential development in order to increase the vitality and attractiveness of such areas as a living environment; 4. On-street parking; 5. A generally rectilinear pattern of streets and blocks, with an orderly network of streets, sidewalks, paths, and trails; 6. Traditional street infrastructure including curb and gutter, street trees, sidewalks, and street lights; 7. Open spaces in the form of squares, greens, landscaped streets, and parks woven into the pattern of the town center and dedicated to collective social activity, recreation, and visual enjoyment; 8. A design that encourages pedestrian movement through a human-scale and pedestrian friendly environment; 9. Traditional building design and location, with consistent building setbacks close to the street.